



COMMUNITY DEVELOPMENT DEPARTMENT

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236
Website Address: www.morgan-hill.ca.gov

PLANNING COMMISSION

TUESDAY, JUNE 25, 2002

**CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA**

COMMISSIONERS

**CHAIR GENO ACEVEDO
VICE-CHAIR JOSEPH MUELLER
COMMISSIONER ROBERT J. BENICH
COMMISSIONER ROBERT ENGLES
COMMISSIONER ROBERT L. ESCOBAR
COMMISSIONER RALPH LYLE
COMMISSIONER CHARLES D. WESTON**

REGULAR MEETING - 7:00 P.M.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes.*

DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH

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GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT
OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: May 28, 2002

OLD BUSINESS:

1. **ZONING AMENDMENT, ZA-02-08: CITY OF MORGAN HILL-SUBCOMMITTEE RECOMMENDATIONS FOR CHANGES TO RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) STANDARDS AND CRITERIA:** A request to amend Chapter 18.78 of the Morgan Hill Municipal Code, amending the evaluation standards and criteria for proposed residential developments as set forth in Sections 18.78.200 through 18.78.410 of the Municipal Code .

Recommendation: Adopt Resolution No. 02-51, with recommendation to forward to City Council for approval.

2. **ZONING AMENDMENT, ZA-00-05: HALE-GLENROCK/SHEA HOMES:** A request to approve a revised precise development plan for 67 acre Capriano development located on the south side of Tilton Ave., east side of Hale Ave., west of the railroad tracks. The proposed development plan includes 38 single family attached homes and 172 single family detached homes. (APN 764-09-06, 16, 17, 31, 30 and all lots on 764-54 and 764-55).

Recommendation: Adopt Resolution No. 02-33, with recommendation to forward to City Council for approval.

NEW BUSINESS:

3. **USE PERMIT, UP-02-05 : HALE-CATHOLIC HIGH SCHOOL:** A request for approval of a conditional use permit to allow for a 1,200 student, private high school on 30 acres located on the east side of Hale Avenue, west of Monterey Rd. approximately 1,000 feet north of Sanchez Dr.. The proposed zoning for the property is PF, public facilities. (APN 764-09-012)

Recommendation: Adopt Resolution No. 02-52, approving request.

4. **ANNEXATION, ANX-02-02/ZONING AMENDMENT, ZA-02-02: COCHRANE-BORELLO II:** A request to annex approximately 14 acres located east of Peet Rd., between Cochrane Rd. to the north and east and Half Rd. to the south, and pre-zone the parcel from County Agriculture to Single Family (R1-12,000). (APN 728-34-007)

Recommendation: Approve Mitigated Negative Declaration and Adopt Resolution Nos. 02-53

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(annexation) and 02-54 (zoning amendment), with recommendation to forward to City Council for approval.

OTHER BUSINESS:

**5. HOUSING TYPE DISTRIBUTION AND TERM FOR THE 2002-2003 MEASURE “P”
COMPETITION (FISCAL YEAR 2004-2005 BUILDING ALLOTMENT)**

Recommendation: Adopt Resolution No. 02-55, with recommendation to forward to City Council for approval.

TENTATIVE UPCOMING AGENDA ITEM FOR THE JULY 9, 2002 MEETING:

- **EOT-02-04/UP-01-02: Keystone-Martin**
- **ZA-01-23: Cochrane-In-N-Out Burgers**
- **UP-02-02: Cochrane-In-N-Out Burgers**

ANNOUNCEMENTS

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

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***NOTICE IS GIVEN** pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.*

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

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